

PROJECT: **CENTRO MONTFORD**
1700 ABBEY PLACE
CHARLOTTE, NC 28209
REZONING
ASCENT REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

Table with columns: NO., DESCRIPTION, DATE. Includes revision history and sheet information.

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: 1.674 Acres, 1700 Abbey Place, Charlotte, NC. Includes detailed survey data and bearings.

AS-SURVEYED LEGAL DESCRIPTION: That certain tract or parcel of land situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

ALTA/ACSM LAND TITLE SURVEY

SURVEY PREPARED FOR: LAT PURSER & ASSOCIATES, INC. PROPERTY IS LOCATED IN CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA. TOTAL AREA: 72,922 SQ. FT. OR 1.674 ACRES.

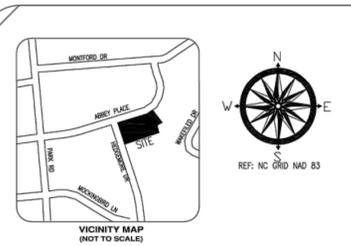
REVISIONS table with columns for date, description, and initials.

Professional seal and signature of James P. Cameron, Licensed Professional Land Surveyor, No. C-2373.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Contains data for curve C1.

NOTES CORRESPONDING TO SCHEDULE B - SECTION 8 EXCEPTIONS. MASTER TITLE AGENCY, LLC. COMMITMENT NUMBER: MT134867. EFFECTIVE DATE: December 2, 2013.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (To be removed on final policy) (NOT ADDRESSED ON SURVEY.)



- NOTES: 1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND. 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

TEXT LEGEND and LINE LEGEND tables defining symbols for property lines, easements, and utility lines.

NOT TO SCALE

FLOOD CERTIFICATION: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP.

ABBAY PLACE 60' PUBLIC RIGHT-OF-WAY DB 18108, PG 296

CHARLES T. WAINSCOTT & JOHN T.C. BAKER, JR DB 6834, PG 143 PARCEL#175-142-13

SELVYN VILLAGE CONDOMINIUMS U/F 71 DB 4257, PG 405 PARCEL#175-13C-97

GREGORY J. FINNICAN DB 9249, PG 175 PARCEL#175-142-10

PARCEL ZONING: THE SURVEYED PROPERTY IS ZONED: 0-1

MIN. FRONT SETBACK: 20' MIN. SIDE SETBACK: 10' MIN. REAR SETBACK: 20' MAX. BLDG. HEIGHT: 40'

ZONING COMPLIANCE AND/OR RESTRICTIONS BASED ON CURRENT OR PLANNED USE MUST BE VERIFIED BY ZONING OFFICIALS.

ZONING CONTACT: ZONING COORDINATOR BARRY MOSLEY 704-336-8314